118.0	0005	0011.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 742,600 / 742,600
					USE VALUE: 742,600 / 742,600
					ASSESSED: 742,600 / 742,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRIS NICOLAS W &
Owner 2:	HARRIS JULIE RUSS
Owner 3:	
Street 1:	27 HANCOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JYAT CONSTRUCTION LLC -
Owner 2:	-
Street 1:	31 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,007 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 2324 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7007.000	300,300	1,200	441,100	742,600
Total Card	0.161	300,300	1,200	441,100	742,600
Total Parcel	0.161	300,300	1,200	441,100	742,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.54 | /Parcel: 319.5

Legal Description

User Acct 76526

GIS Ref

GIS Ref

Insp Date 10/03/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 118.0-0005-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,300	1200	7,007.	441,100	742,600	742,600	Year End Roll	12/18/2019
2019	101	FV	254,800	1200	7,007.	434,800	690,800	690,800	Year End Roll	1/3/2019
2018	101	FV	254,800	1200	7,007.	334,000	590,000	590,000	Year End Roll	12/20/2017
2017	101	FV	254,800	1200	7,007.	315,100	571,100	571,100	Year End Roll	1/3/2017
2016	101	FV	175,600	1200	7,007.	289,900	466,700	466,700	Year End	1/4/2016
2015	101	FV	174,700	1300	7,007.	271,000	447,000	447,000	Year End Roll	12/11/2014
2014	101	FV	174,700	1300	7,007.	249,600	425,600	425,600	Year End Roll	12/16/2013
2013	101	FV	174,700	1300	7,007.	249,600	425,600	425,600		12/13/2012

!9208!

PRINT

Date	Time
12/10/20	23:42:49

LAST REV

Date	Time
03/23/17	12:31:48
mmcmakin	
9208	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JYAT CONSTRUCTI	67175-511		4/29/2016		623,000	No	No		
GOBRON CATHERIN	65932-431		8/18/2015	Change>Sale	465,000	No	No		
	12996-186		6/16/1976		44,000	No	No		N

USER DEFINED

Prior Id # 1:	76526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2015	1667	Renovate	15,000		10/29/2015			reno Kitchen bath

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2017	SQ Returned	MM	Mary M
10/3/2016	Measured	DGM	D Mann
11/4/2008	Meas/Inspect	294	PATRIOT
2/15/2000	Meas/Inspect	264	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7007		Sq. Ft.	Site		0	70.	0.90	6									441,147						441,100	

Total AC/HA: 0.16086 | Total SF/SM: 7007 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,147 | Spl Credit | Total: 441,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	132.123
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336694
Depreciation:	36363
Depreciated Total:	300331

COMMENTS

SINK IN BMT TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

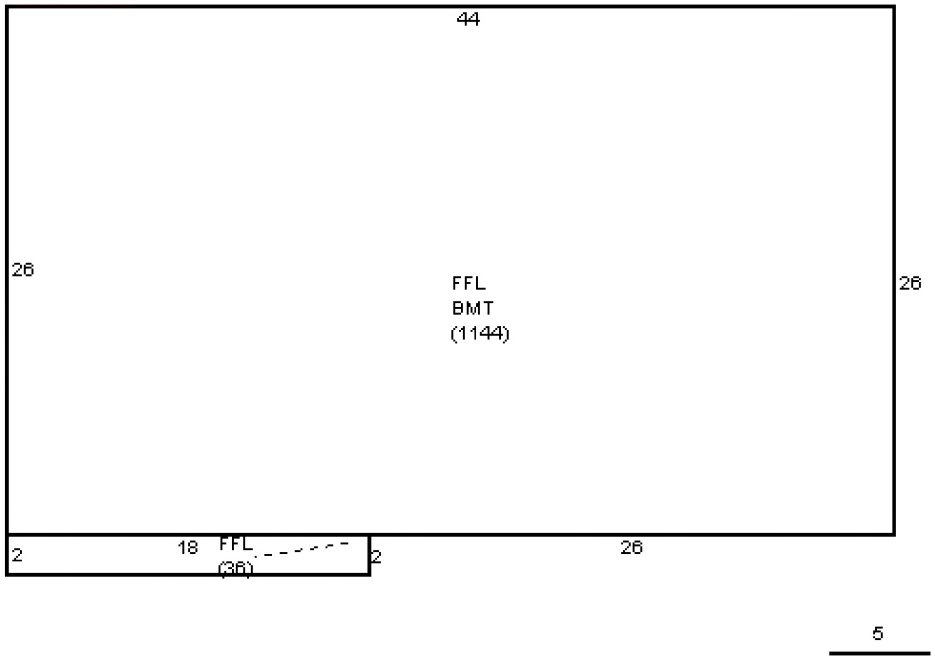
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	132.12
Special Features:	0	Val/Su Net:	129.22
Final Total:	300300	Val/Su SzAd	254.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	132.120	155,905
BMT	Basement	1,144	76.300	87,288
Net Sketched Area:		2,324	Total:	243,193
Size Ad	1180	Gross Are	2324	FinArea 2324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0005-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X15	A	AV	1980	14.33	T	31.2	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:	Total: 1,200